FORM NO. WD-1

BOOK 5195 PAGE 267

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Homer L Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: 10-22-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Snodgrass & Kresge, Attorneys, Third Natl. Bk. Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gooch Realty, Inc. (NAME)	Same (NAME)	
2682 Westchester Dr.,N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	108-01-39
Clearwater, FL 33519 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Homer L. Randolph, R. Allen Waller, Jr. and Lewis Gooch, Trustees For IKK Real Estate Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gooch Realty, Inc., a Florida corporation.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Third Civil District of Davidson County, Tennessee, being shown as the property of "H. C. Smith" on the plan of Larkwood, as of record in Book 2900, Page 144, Register's Office of Davidson County, Tennessee.

Said property fronts approximately 165 feet on the Easterly side of Claridge Drive, and extends back 172.6 feet, more or less, on the Northerly line, being the Southerly line of Lot 80 on said plan; and 228.6 feet, more or less, on the Southerly line, same being the Northerly line of Lot 79 on said plan, to the line shown as the proposed Interstate Highway right-of-way on said plan (Donelson Pike), on which it measures 237.6 feet, more or less, as determined by re-survey of May 26, 1973 by R. L. Spears & Co., Route 4, Mt. Juliet, Tennessee 37122.

Being the same property conveyed to Howard L. Gibson, Robert W. Johnson and David Albanese, as Trustees for IKK Real Estate Trust by deed from IKK Corporation, as of record in Book 4958, Page 846, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to any restrictive covenants of record and subject to a first mortgage of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Donelson Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hands this 8th day of September, 1977

x Homer L Randolph

Lewis E. Gooch

STATE OF TENNESSEE
Davidson County

BOOK 5195 PAGE 268

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Homer L. Randolph, ~~Allen Waller~~ and Lewis Gooch in their capacities as Trustees of IKK Real Estate Trust.

the bargainor s, with whom I am personally acquainted, and who acknowledged that they, as such Trustees, and executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of September 19 77.

Commission expires October 29, 1977

Eunice Miller
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Homer L. Randolph, et al

TO Trustees

Mail: Homer Randolph, Trustee
Ave. N.

E 25285

IDENTIF. REFERENCE

SEP 9 4 05 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP-9	CONV	90,000.00			
SEP-9	CONV	85,000.00			
SEP-9	S'TAX		B*	455.00	
SEP-9	PR'FEE		B*	.50	
SEP-9	W'DEED		B*	4.00	* 459.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Bowman, a Notary Public in and for said County and State, the within named R. Allen Waller, one of the Trustees of IKK Real Estate Trust, the bargainor, with whom I am personally acquainted and who acknowledged before me that as such Trustee he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 1977.

CAROLYN BOWMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: May 1, 1980